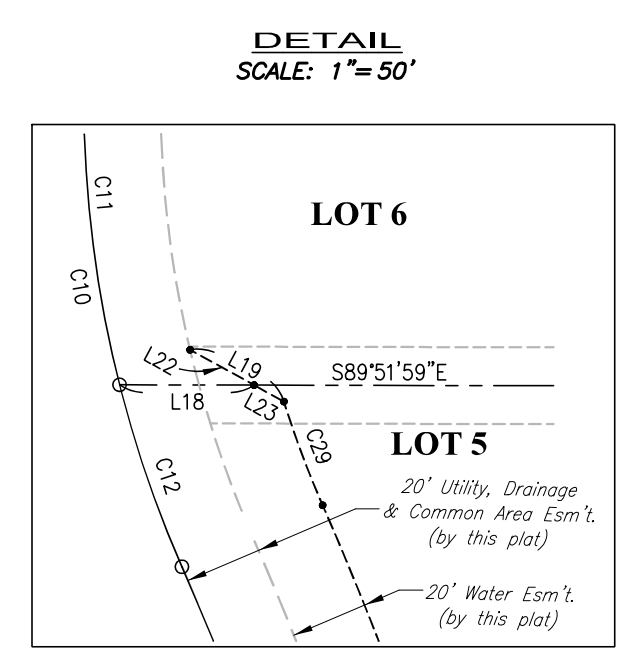


Legend

RCRS	Room Capped Iron Rod Set
RCRF	Room Capped Iron Rod Found
C.C.M.R.	Collin County Map Records
C.C.L.R.	Collin County Land Records
IR	Iron Rod Found
Esm't	Easement
R.O.W.	Right-of-Way

LINE TABLE

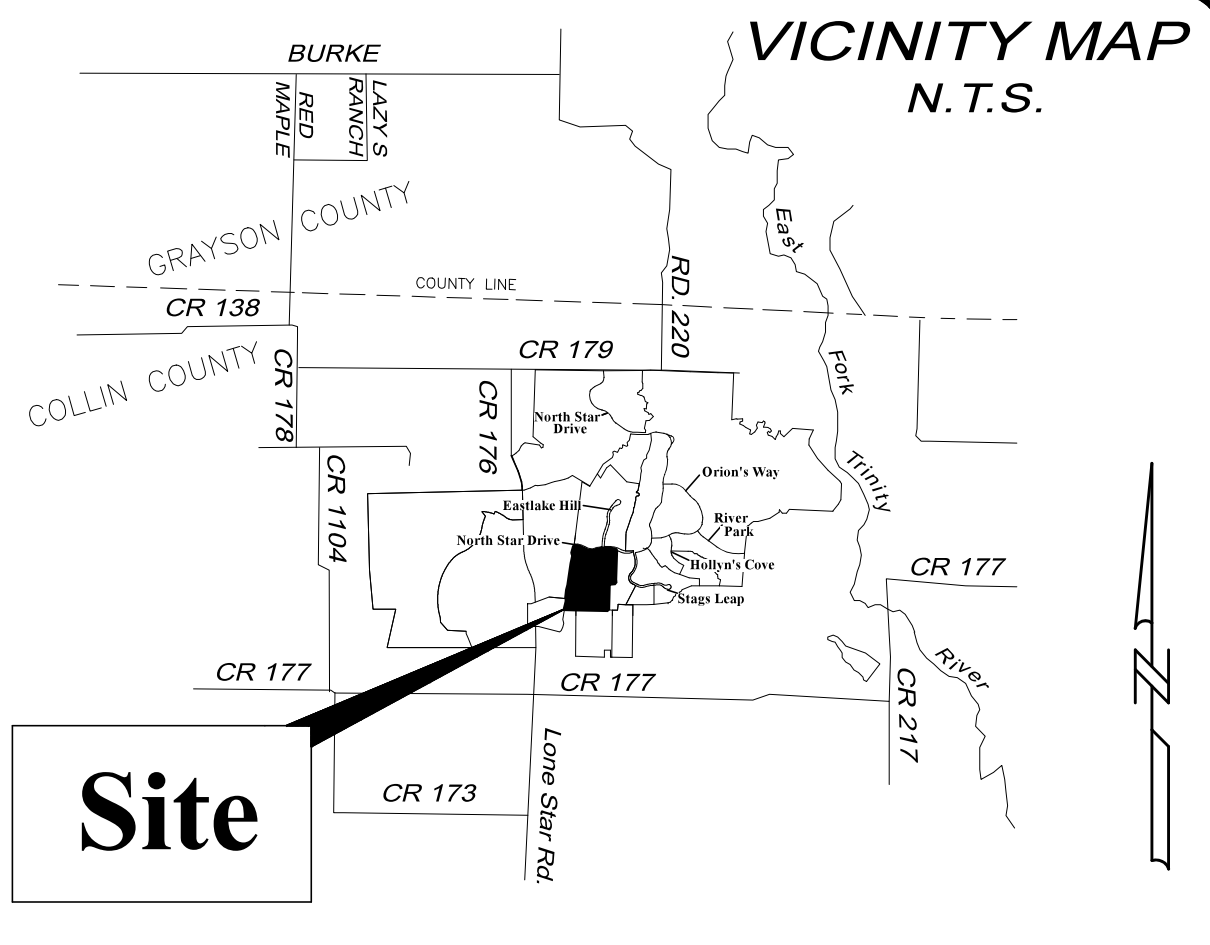
LINE	BEARING	DISTANCE
L1	N84°47'32"W	8.30'
L2	S85°30'39"E	63.41'
L3	S88°19'43"E	78.72'
L4	S64°42'13"W	143.43'
L5	S23°07'58"W	69.65'
L6	S31°49'18"E	129.95'
L7	S02°01'07"W	77.54'
L8	S13°19'12"E	76.96'
L9	S13°09'56"W	183.13'
L10	S41°22'07"W	153.14'
L11	S08°43'51"W	317.84'
L12	S12°52'57"W	91.46'
L13	S06°06'47"W	178.37'
L14	S57°22'28"E	52.76'
L15	S24°40'10"E	34.59'
L16	S07°00'24"W	32.79'
L17	S29°12'40"W	206.07'
L18	S89°51'59"E	35.02'
L19	S61°05'53"E	27.90'
L20	N70°25'50"W	25.68'
L21	N61°06'04"W	27.20'
L22	S61°05'53"E	19.03'
L23	S61°05'53"E	8.88'



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	305.00'	162.25'	160.34'	S70°16'17"E	30°28'43"
C2	370.00'	360.76'	346.64'	S82°57'53"E	55°51'55"
C3	370.00'	202.57'	200.05'	S70°43'00"E	31°22'09"
C4	370.00'	60.12'	60.05'	N88°56'39"E	9°18'33"
C5	370.00'	98.07'	97.79'	N76°41'46"E	15°11'13"
C6	555.00'	218.62'	217.21'	N80°23'13"E	22°34'08"
C7	720.00'	194.99'	194.40'	S80°34'12"E	15°31'01"
C8	365.00'	126.84'	126.20'	S11°01'55"W	19°54'39"
C9	320.00'	89.71'	89.41'	S12°57'23"W	16°03'42"
C10	305.00'	151.92'	150.35'	S09°20'37"E	28°32'19"
C11	305.00'	101.77'	101.30'	S04°38'01"E	19°07'06"
C12	305.00'	50.15'	50.09'	S18°54'10"E	9°25'13"
C13	890.00'	173.23'	172.95'	S17°58'25"E	11°16'44"
C14	170.00'	22.97'	22.95'	S16°12'16"E	7°44'26"
C15	280.00'	147.55'	145.85'	S04°58'40"E	30°11'37"
C16	67.00'	216.15'	133.88'	N77°11'56"W	184°50'48"
C17	67.00'	110.82'	98.61'	S57°45'42"W	94°46'04"
C18	67.00'	105.34'	94.82'	N29°48'54"W	90°04'43"
C19	530.00'	111.79'	111.58'	N21°16'00"E	12°05'05"
C20	70.00'	50.95'	49.83'	N06°27'33"E	41°41'59"
C21	820.00'	131.99'	131.84'	N19°00'07"W	9°13'20"
C22	820.00'	4.06'	4.06'	N14°31'58"W	0°17'02"
C23	820.00'	127.92'	127.79'	N19°08'38"W	8°56'18"
C24	365.00'	181.80'	179.93'	N09°20'37"E	28°32'19"
C25	380.00'	106.53'	106.18'	N12°57'23"E	16°03'42"
C26	305.00'	103.76'	103.26'	N11°14'31"E	19°29'27"
C27	305.00'	92.90'	92.54'	S76°47'06"E	17°27'06"
C28	305.00'	69.35'	69.20'	S61°32'44"E	13°01'37"
C29	265.00'	28.83'	28.82'	S20°29'46"E	6°14'02"
C30	365.00'	53.58'	53.53'	N19°24'27"W	8°24'40"
C31	365.00'	128.22'	127.56'	N05°08'17"W	20°07'39"
C32	385.00'	21.26'	21.25'	N22°01'53"W	3°09'48"

- General Notes**
- Selling off a portion of this addition by metes and bounds description, without a replat being approved by the Collin County Commissioners Court, is a violation of county ordinance and state law and is subject to fines and withholding of utilities and building permits.
 - Visibility Notes. Intersection visibility triangles shall be shown and maintained in accordance with the County Design Manual.
 - A part of the subject property lies within a Special Flood Hazard Area inundated by 100-year flood per Map Number 48085C0045 J of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas dated June 2, 2009 (Zone A/X).
 - Bearings based on The Hills of Lone Star as recorded in Volume Q, Page 631 of the Collin County Map Records
 - Room capped iron rods to be set.



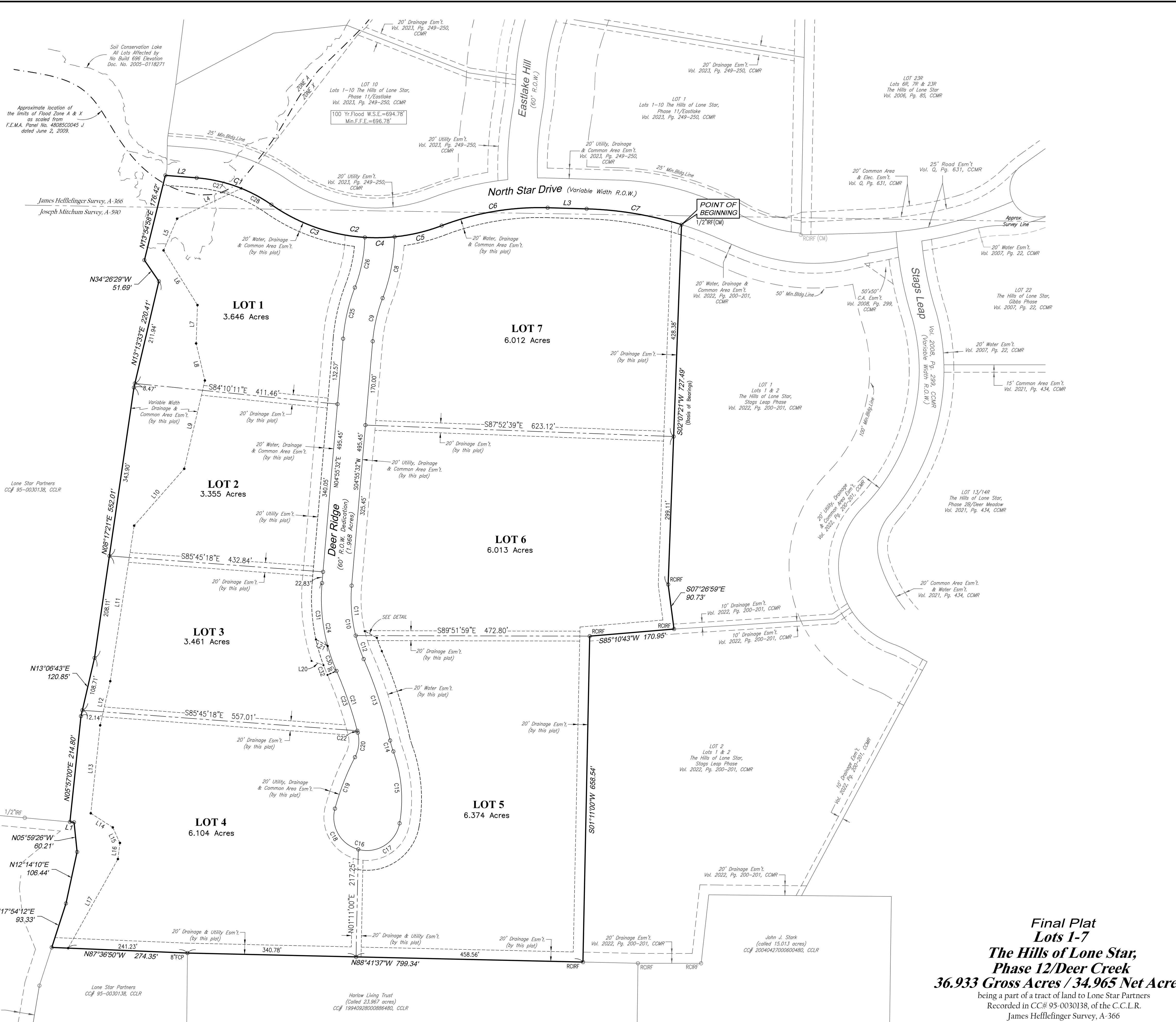
Site

Utility Service Providers

Water - Marilee Special Utility District
(M.S.U.D.)
P.O. Box 1017
Celina, TX 75009
(972) 382-3222

Electric - Grayson Collin Electric Coop.
1036 N Waco
Van Alstyne, TX 75495
(903) 482-7100

Sanitary Sewer - OSSF - Private



Final Plat
Lots 1-7
The Hills of Lone Star,
Phase 12/Deer Creek
36.933 Gross Acres / 34.965 Net Acres

being a part of a tract of land to Lone Star Partners
Recorded in CC# 95-0030138, of the C.C.L.R.
James Heffelfinger Survey, A-366
Joseph Mitchum Survey, A-590
Collin County, Texas
June 2023

Surveyor:
Roome Land Surveying
2000 Ave G, Suite 810
Plano, TX 75074
(972) 423-4372
Attn: Fred Broomede
email: fred@roomeinc.com

Engineer:
Kinley-Horn
260 East Davis Street, Suite 100
McKinney, Texas 75069
(972) 469-3011-2562
(M) 817-205-2064
Contact: Eric T. Jeske, P.E.

Owner:
C. Kent Adams
dba Lone Star Partners
2160 Lone Star Rd.
Celina, Texas 75009
(972) 214-532-4114
(F) 972-382-3999

Sheet 1 of 2

Revised: 08.03.23
P:\AC\2023021AC908436.dwg

Roome Land Surveying
2000 Avenue G, Suite 810
Plano, Texas 75074
Phone (972) 423-4372 / Fax (972) 423-7523
www.roomeinc.com / Firm No. 10013100

